

Ransom Canyon Property Owners Association
Board Meeting Minutes
Tuesday, October 7, 2025
The Ranch House
Time 6:30PM

- I. Call to Order 6:31pm
- II. Prayer
- III. Roll call of Directors, Proof of Quorum
 - A. **Present:** David Riley, Bryan Gaddis, Judy Laney, Ashley Hougland, Clay Fowler, LaRue Hand, and Marianna Willingham.
 - B. **Absent:**
- IV. Proof of notice of meeting - signs posted, on the website, and on socials
- V. Approval of minutes of preceding meeting
 - A. Bryan moved to approve
 - B. Clay seconded
 - C. All in Favor
- VI. Report of Officers
 - A. **President's Report - David Riley**
 1. Myself, Bryan, Judy, Ashley, and Marianna met with attorney Greg McCauley regarding updating our bylaws and deed restrictions.
 - a) Goals
 - (1) Add positions to the officers who do not have positions
 - (2) Add instructions to refer to Robert's Rules of Order
 - (3) Update our bylaws in accordance to state legislature changes since 2019
 - (4) Add rental restrictions to maintain the integrity of our community and to protect property values in the canyon
 2. Brookhollow Pump status
 - a) Brookhollow resident Wayne Hardin attended the meeting to discuss his role with the pump. Initially, Bill Chaney, Mark Doty, and Wayne Hardin managed the pump. After Bill Chaney moved, Eric Cargile moved into his house and helped, but since Eric moved it's just Mark and Wayne. He informed the board that they purposely let the creek dry up to allow new Brookhollow residents to repair their deck. He stated that he and Mark Doty have been maintaining the pump and will continue to do so. Wayne confidently informed the board that the issue isn't the pump's horsepower. He explained that there isn't enough electricity for a higher horsepower pump and that the pipeline isn't large enough to

accommodate more water. Although Greg Byron, a pump expert consulted by the board, recommended a larger pump, Wayne assured them that he and Mark are managing the current issues. They have two 2-horsepower pumps, using one as a backup. The main problem is the thick reeds clogging the suction, which causes the creek to dry up, produce odors, and attract mosquitoes. Wayne hasn't taken charge of the pump because he travels and there's rain in the fall, but he assists when he's home. He advised the board not to spend money on the pump, as they are working on cleaning it up. The POA offered assistance, requesting that Wayne inform them of any needs. Ultimately, the pump is on POA property, making it their responsibility. Wayne concluded by saying they want the creek full and will continue volunteering to maintain the pumps. The board thanked him for maintaining the Brookhollow pump and asked if he needed anything to let the board know.

- b) Gene Chaney - resident and pump man - he knows all there is to know about pumps
- c) Corey Needham cleaned out the drain underneath lakeshore drive. Because the drain is so high there wasn't really much plugging up the drain.

B. Vice President's Report - Bryan Gaddis

- 1. No Report

C. Treasurer's Report - Judy Laney

- 1. Judy Laney presented a financial report. noting an increase in cash and bank balance from \$234,000 to \$259,000. We have three accounts that we have at Plains capital bank. Two of them are interest bearing. One is our reserves, which we don't touch, and the other one is a wedding revenue. And then POA operating account. The wedding revenue does not earn any interest. That is where all the credit card payments, whether it's for the rentals or for people paying their dues or whatever, go into that account. So we always get charged the fees for the credit cards there. And right now, the wedding account has 131,000 in it. The operating account has 29,000 in it. I'm going to propose that I move, and I have the authority under the bylaws, I believe I'm going to move some of that wedding revenue account into the operating account, so that it's not much interest that we earn, but we least get something. It's better than nothing. So that it's not much interest that we earn, but we least get something. It's better than nothing. We have three accounts at Plains Capital Bank: two interest-bearing (reserves and wedding revenue) and one operating. The non-interest-bearing wedding revenue account, holding \$131,000, receives

all credit card payments (rentals, dues, etc.), incurring fees. The operating account has \$29,000. I propose moving some wedding revenue to the operating account to earn some interest, as permitted by bylaws.

D. Secretary's Report - Ashley Hougland

1. Description of Roberts Rules of Order and it would help us conduct fair, efficient, and orderly meetings by providing a standardized structure for debates, motions, and voting.

E. Officer #1 - Marianna Willingham (Acting Parliamentarian)

1. A New Year's Eve Casino Night is being planned, featuring White Felt Casino for tables and dealers. The event is budgeted under \$4695, with individual tickets priced at \$100, which includes gaming, music, and a meal from the Pink Taco food truck. Current sponsors include Phyllis, David Riley, West Texas Brick, David Powell Commercial Real Estate, Wince Orthodontics, and John Hand of Roof Inc.
2. A motion to approve the event's expenses was seconded and approved.
 - a) Ashley motioned to approve the expense and to put the deposit down for White Felt
 - b) David seconded the motion
 - c) All in Favor

F. Officer #2 - Clay Fowler

1. No Report

G. Officer #3 - LaRue Hand

1. No Report

VII. Report of committees

A. Chapel

1. October 21 & 22 community worship event each evening at the Ranch House
2. Holiday Home Tour Thursday, December 11th
 - a) 3 homes right now

B. Events committee

C. Ranch House Report

1. John Kincaid and Ron McWilliams of Roofs Inc. repaired the Ranch House roof.
 - a) Repair rake edge at Northwest corner of building.
 - b) Remove and replace 5 pipe boots - 4 on the south side, one on the north side.
 - c) As shown in the photos, these boots are leaking causing ceiling tiles to become wet.
 - d) Mechanically fasten the gutter back in place at the main entrance dormer location.

- e) Inspect the roof for missing or overtightened screws & replace missing fasteners.
 - f) The above referenced job will be completed for the sum of \$800.00. This price includes all material, labor and equipment to perform said job.
- 2. September 23rd we received an invoice for the roof repair and voted to approve the payment of \$800.
 - a) Judy moved to approve
 - b) LaRue seconded the motion
 - c) All in favor - Clay Fowler, Marianna Willingham, Bryan Gaddis and Ashley Hougland
 - d) Turf needs to be replaced
- 3. The deadline for Scout magazine was missed, so maybe next year. So that expense will not occur this year but we will prepare for next year.

D. Pool Report

- 1. Pool is getting redecked \$50/a square
- 2. Thorns are really bad and needs spraying all around the pool and covered areas

E. Police Department Updates

- 1. No Report

F. Fire Department

- 1. No Report

G. City Hall Announcements

- 1. Ronnie Hill spoke about Continuous Improvement Program at City Hall and its connection to the 10 traits of good

VIII. New Business

IX. Homeowner Q & A

X. Adjournment 7:18pm

XI. Action

- A. Bridges through Brookhollow are in need of repair
- B. What projects does the community want?
- C. 2 year capital plan
- D. Add - That residents can improve the boat docks at their own expense. Discuss and make revisions.
- E. Spray for weeds around the pool canopy, rock garden, and ranch house add to maintenance list
- F. Turf replacement needs to be added to next year's budget
- G. Scout Magazine advertising expense added

XII. Committee

- A. Strategic finance committee - provide affordable amenities

- B. Bylaws committee - we now have two volunteers
- C. Fundraising activities